

093.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

666,700 / 666,700

USE VALUE:

666,700 / 666,700

ASSESSED:

666,700 / 666,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OGILVIE WILLIAM J & FRANCES
Owner 2:	TRS/47 RONALD RD TRUST
Owner 3:	

Street 1: 47 RONALD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OGILVIE WILLIAM J & FRANCES -

Owner 2: TRUSTEES/OGILVIE TRUST -

Street 1: 47 RONALD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,454 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5454		Sq. Ft.	Site		0	70.	1.07	5									408,535						408,500	

IN PROCESS APPRAISAL SUMMARY						Legal Description			User Acct	
Use Code						Land Size			60766	
101						Building Value			GIS Ref	
5454.000						Yard Items			GIS Ref	
254,500						Land Value			Entered Lot Size	
3,700						Total Value			Total Land:	
408,500						666,700			Land Unit Type:	

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408,500										

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Average														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	Conc. Block			A 3QBth:	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4	Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	Gable			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Fair			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C	Average			CONDOS INFORMATION				Lvl 2											
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	3								
Avg Ht/FL: STD				Phys Cond: AG	Avg-Good	26.	%	Additions:											
Prim Int Wall: 2	Plaster			Functional:				Kitchen:											
Sec Int Wall:		%		Economic:				Baths:											
Partition: T	Typical			Special:				Plumbing:											
Prim Floors: 3	Hardwood			Override:				Electric:											
Sec Floors: 4	Carpet	50%		Total:	26.4	%		Heating:											
Bsmnt Flr: 12	Concrete			CALC SUMMARY				General:											
Subfloor:				Basic \$ / SQ:	125.00			Totals	1	7	3								
Bsmnt Gar:				Size Adj.: 1.35000002				COMPARABLE SALES				SUB AREA							
Electric: 3	Typical			Const Adj.: 0.97515047				Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2	Typical			Adj \$ / SQ: 164.557															
Int vs Ext: S				Other Features: 69750															
Heat Fuel: 1	Oil			Grade Factor: 1.00															
Heat Type: 5	Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 345772															
% Com Wall		% Sprinkled:		Depreciation: 91284															
				Depreciated Total: 254488															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:		Year:													
								PARCEL ID 093.0-0006-0005.0								IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		112X20	A	AV	1926	25.42	T	40	101			3,700		3,700		
More: N				Total Yard Items: 3,700				Total Special Features:				Total: 3,700				AssessPro Patriot Properties, Inc			